

UniLodge



UNILODGE ON SWANSTON FACTSHEET

PROPERTY DETAILS

Property Name	UniLodge on Swanston
Property Address	339 Swanston Street, Melbourne VIC 3000
Property Email Address	onswanston@unilodge.com.au
Property Phone Number	+ 61 3 9224 7888

APARTMENT / ROOM TYPES

Apartment – Studio	Yes	Our studio apartments are perfect for students who prefer living in their own space, but have the comfort of knowing there are many great communal areas within the property to study or socialize with other residents or friends.
Apartment – 1 Bedroom	Yes	Our one bedroom apartments are perfect for students who prefer living in their own space, but have the comfort of knowing there are many great communal areas within the property to study or socialize with other residents or friends.
Apartment – 2 Bedroom	Yes	Our two bedroom apartments are perfect for students who prefer to share with a friend or partner – or someone just looking for a little more space.
Apartment – Multi-share(3 bedrooms)	Yes	3 Bedroom Apartments. The multi-share apartments are great for students who are looking to share with a group of friends or for anyone who is looking to make new friends!

LEASE DETAILS

Bond	Yes	A Bond is payable, equivalent to 1 month's rent, and is payable to the State Government Authority. In Melbourne the authority is the Residential Tenancies Bond Authority. A Bond is money that the resident pays at the beginning of a tenancy which UniLodge can claim on behalf of the owner if the resident owes money for physical damages or other costs at the end of the tenancy. The Bond is not the same as
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paying rent in advance. The Bond will be refunded to the resident once the apartment is vacated; apartment key is returned and is in good condition following the completion of the Exit Condition Report.

Contracts (length) Yes 12 month leases are available. Short term leases may also be available.

APARTMENT INCLUSIONS & FEATURES

Air-conditioning No Unfortunately the apartments do not feature air-conditioning, however include opening windows to allow in fresh air.

Bathroom Yes A bathroom in every apartment. Shared bathroom in all apartments except studio and 1 bedroom.

Bedrooms Secure –
Electronic Yes With your security and safety in mind, access to your apartment is via swipe card.

Cleaning Apartments Yes Don't like cleaning? That's ok! For an additional fee we can assist in organising a regular clean of your apartment so you have more time to hit the books, mingle with your friends in the great common areas, or explore Melbourne!

Dining Table & Chairs Yes A dining table and chairs are included in each of our apartments, so you can sit down and enjoy a home cooked meal in the comfort of your own apartment.

Electricity Yes Your electricity usage and connection is an additional charge to your rent, and is payable at the beginning of each month. We can assist you with connection via Origin Energy.

Gas Yes Your gas connection and usage is included in rent – no need to pay bills at the end of each month!

Heating Yes Each apartment features a heater for those days when it gets a little too cool for comfort in your apartment.

Internet Yes Vostronet is the selected internet provider for UniLodge on Swanston. Unlimited internet is provided and included in your rates.

Kitchen	Yes	The kitchen in your apartment has all of your basic essentials, including: fridge/freezer, cooktop with gas stove, ducted range hood, microwave & oven in some of the 2 bedroom apartments.
Kitchen Kits	No	Available for purchase through Your Shop – have them ready in your unit when you arrive! It’s easy, convenient and value for money – awesome! Other kitchen and household items are also available for purchase from Your Shop. Here’s what our UniLodgers had to say – <i>“The order was great and I am so thankful to you and everyone else for ensuring it would arrive by the day I arrived. I am pleased with everything in the order and again especially with how fast it came.”</i> To read more on what other UniLodgers think of Your Shop, head to the Your Shop FAQ.
Linen Kits	No	Available for purchase through Your Shop – have your linen kits and other items purchased from Your Shop ready in your unit when you arrive! It’s easy, convenient and value for money – awesome! Other household items are also available for purchase from Your Shop. Here’s what one of our UniLodgers had to say – <i>“I am satisfied with my product. It was very good value for money, and having everything already in my apartment when I moved in was a great relief.”</i> To read more on what other UniLodgers think of Your Shop, head to the Your Shop FAQ.
Phone	Yes	A phone is provided in your apartment for your personal use – charges apply and will be added to your account on a monthly basis. Free calls from calling between room-to-room (dial 0 before starting phone number) and room-to-reception (dial 9). Intercom provided – room-to-front door for security.
Study Desk, Pedestal Chair & Desk Lamp for each person	Yes	All of these key essentials are included in your apartment for your academic needs.
Televisions	Yes	Each apartment features a 26” HD LED TV- Samsung backlight.
Water	Yes	Your water connection and usage is included in rent – no need to pay bills at the end of each month!
Other Inclusions	Yes	Single beds (except our deluxe apartments which include double beds), built in wardrobes, full length mirror, roller blinds to every apartment window.

PROPERTY FEATURES & FACILITIES

Barbeque	No	No barbeque facilities are available at the property; however there are many great BBQ areas nearby – a few minutes away on A’Beckett Street at RMIT, open to the general public, Yarra River (near Flinders Street Station), or Flagstaff Gardens.
Broadband – Wi-Fi Broadband	Yes	Wi-Fi is available in every apartment and on the ground floor common areas.
Bike Space	Yes	Bike racks are available to all UniLodge residents located on ground level and is free of charge.
Building Security	Yes	Resident safety is number one priority for UniLodge management. The property features secure access to the building – no one can enter the building without swipe card access or in the company of a resident or staff.
Car Park	No	Unfortunately there is no car park available at the property.
Cinema	No	Check out all of the latest movies at Hoyts Cinema Melbourne Central – only 200m away.
Cleaning Common Areas (not inside apartments)	Yes	Providing our residents with a clean and welcoming environment is essential, and we do this by ensuring that the cleaning of our common areas is of a high standard.
Common Areas	Yes	UniLodge features a great resident lounge with 60inch TV which includes Foxtel, couches, kitchen sink, table tennis, pool table and vending machine.
Community Spirit Program	Yes	Community Spirit Program membership is included in the rent! The program offers a great range of activities & events – ranging from day trips (Phillip Island, Great Ocean Road), Movies, BBQs, dinners, helping charities, game competitions and much more! See the Community Spirit Program page for upcoming events and to secure a spot.
Gym, Pool, Sauna	No	Fitness First – 3 minutes’ walk, 200m away in both QV and Melbourne Central shopping centre.

Laundry Room	Yes	The laundry room includes both washing machines and dryers located on each floor (level 1-14). Access to the laundry is available 24/7, so you can do your washing at any time of the day.
Mail Boxes	Yes	Your own personal mail box is located at the front entrance of the property. You will be provided a key when you check in to access your mail 24/7. Parcels will be delivered to reception, which may be collected during office hours.
On-site Staff	Yes	Our on-site friendly customer service focused staff will be available offering general assistance, counselling, and pastoral care services – you will always have someone there for you.
Photocopying & Printing	No	If you need to make a photocopy or print off an assignment, one of our friendly customer service staff at reception can assist – charges apply.
Public Transport		The property is in a great location with close access to public transport with tram stops literally at your doorstep and 1 minute walk to Melbourne Central Train Station.
Shops, Restaurants & Cafes		UniLodge on Swanston is also located in the heart of Melbourne CBD and a great location for our residents – backing on to Melbourne Central shopping centre, across the road from QV shopping centre, and a few minute walk from Emporium shopping centre. Melbourne Central Shopping centre offers a distinctive collection of 300+ retailers over 5 floors, it is home to a range of Australian and international fashion brands from Gorman, Alannah Hill and so much more; also includes Coles for all of your grocery needs and a Chinese grocery store – both located on the lower ground level in Melbourne Central shopping centre. Woolworths is just across the street on the lower ground level at QV.
Universities – Distance		Conveniently located to all of the major Universities and education institutions. A short 1 minute walk to RMIT University, 10 minutes by tram to Melbourne University and 15 minutes’ by tram away to Victoria University (City Flinders Campus).